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The McKinley Herald.

VOL. III, No. 4. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. SEPTEMBER, 1907.

WORK ON MANIGUA GROVES

INTERESTING REPORTS OF THE GREAT GROWTH MADE BY YOUNG TREES.

Active Preparations for the Next Planting Season.

Reports from McKinley indicate that the trees in the 500-acre Orange and Grapefruit Groves are growing fast and working over-time, thanks to the abundant showers.

Recent pictures show a great change in the appearance of the trees, which, when they are first set out are no more than canes, two or three feet high, with the leaves and small branches removed.

During the spring and summer, the reports from the superintendent, sent in by Manager Tolksdorff, and during his absence by Acting Manager Palmer, show that the work done on the groves consisted of hoeing and cultivating the planted portions, fertilizing the growing trees and spraying for scale, besides removing old stumps, ploughing and additional planting.

Nine hundred and fifty native grapefruit trees were planted in June, and 728 Pernambuco grapefruit to fill out the season's work, while fifty acres were hoed and several ditches dug, and other planting done, the total new planting amounting to twenty-five acres.

In July 130 acres were hoed, twenty acres of new land ploughed, and the following report made by Supt. Hillman:

"The trees are looking well all over the Groves and have made a wonderful growth. We have about 800 more trees from Roberts to plant yet, and the Groves are being filled up rapidly. Most of the trees at this date are free from grass and weeds."

Besides this, the work of clearing new land for planting has proceeded as fast as the season permitted, fall and winter being considered better for this kind of work. A great many stumps have been removed from the big tract, which was originally well timbered with pine and palm trees.

New Planting

During the ensuing fall and winter, the remaining acreage will be cleared and set to trees.

There are about 135 acres more to clear and 200 acres remaining to plant, which will require 18,000 trees, or the same number that was set out last season.

This will finish the planting of the entire 500 acres.

Already some of the trees first planted have grown fruit, a branch having been brought up by Mr. C. W. Morgan of Cleveland, on which were several young oranges.

Last spring, a great many of the trees budded, and as it is injurious to the young trees to allow them to bear fruit too early, these buds were picked, excepting the few that were allowed to mature in order to show the fruit-bearing possibilities of the tree.

The appearance of the grove from the porch of headquarters makes a fine sight, and when they are in full bearing it will be one of the show places of this country.

Manigua Orange and Grapefruit Groves, Looking East from Company's Headquarters, July, 1907

McKINLEY ITEMS.

General Manager Tolksdorff is making good progress in the construction of his house on Tract 271, East McKinley, and a picture of it will probably be received in time for the next HERALD, showing the finished structure.

All fruit trees in the Colonies have grown finely this summer, and show a remarkable spread of branches and a rich, glossy color of foliage.

Mr. W. H. Brown has a fine field of pineapples on his tract, the western five acres of No. 78, Old McKinley. His orange trees are also doing well.

Mr. and Mrs. George R. McMullen, Tract 179, Old McKinley, are taking a little vacation up in the States, visiting relatives in New Jersey, Ohio, etc. Everyone in the Colonies wishes the travelers a pleasant trip, but it is hoped that they will soon return as their cheery presence is sadly missed in the life of the Colonies.

Mr. and Mrs. W. J. Cleland can make visitors comfortable at their home on Tract 78 at moderate rates.

Good progress is being made in the plowing, harrowing and other preparations for planting on tracts 423 and 433, Old McKinley, bought by Capt. J. M. Drake of Cleveland.

Road construction has been going on lately from Tract 303 north on the roadway, cornering at that point, which will connect with the new government road to be built shortly through East McKinley, striking the property at a point opposite the center of the townsite.

Mr. J. T. Hobbs, owner of Tract 97, East McKinley, will soon become a member of the Pioneer Club. Mr. Hobbs will leave early in September, and will probably be accompanied by Mrs. Hobbs.

Mr. J. W. Usher, Tract 91, East McKinley, a well-known contractor and carpenter, will leave for McKinley with his family in the early fall. If the development of Tract 91 does not take up all of his time, he will undertake to build a few houses for some of the McKinleyites.

Mr. C. W. Morgan, who purchased tracts 87, 88, 89 and 90, East McKinley, last February, and who left the following month to begin the work of developing his land, has returned well pleased with his prospects in the Isle of Pines. While there he built a small house, cleared a number of acres of his land, and planted over 500 orange and grapefruit trees. Mr. Morgan is settling up his affairs here, and with Mrs. Morgan will sail for McKinley in the near future. We wish Mr. Morgan every success in his undertaking, for it is men of his type we need at McKinley at this time. He is not much of a talker, but is a good, capable worker, and believes in "doing things."

Mr. A. E. French, owner of Tract 84, has arranged to have three acres of his land cleared and ploughed, so that all will be in readiness for him to put in a crop of vegetables for the winter market. Mr. French will start for the Island during the fore part of September.

Mr. John Booth, who holds title to tracts 99, 100 and 105, East McKinley, is now on the Island, having left here August 3d. He is accompanied by Mr. B. W. Bates of Garrettsville, Ohio, who is investigating the advantages of the Isle of Pines for himself and a number of friends.

Mr. George Gordon is negotiating to have his tract, No. 86, East McKinley, cleared and planted to citrus fruit trees, and he hopes to have the work completed this winter.

Mr. Manley B. Wallace, who owns the southern five acres of Tract 146, and Mr. C. A. Bronson, Tract 150, East McKinley, will soon take up their residence at McKinley.

Mr. M. Sorenson, who has Tract 274 in the original Colony, will depart for McKinley about the first of October. Mr. Sorenson is a gardener, and has had many years' experience in this line of work. He will prove a valuable addition to our Colony.

Mr. Adam Regal, Tract 151, McKinley, will return to the Island in the near future. Mr. Regal spent several months in McKinley during the past winter and spring, and speaks in the most glowing terms of the climate and many advantages of the Isle of Pines. While there he cut all the trees and shrubbery from his entire tract and grubbed four acres of it and got it ready for the plow.

WEST McKINLEY NOW OPEN FOR ALLOTMENT.

A MAGNIFICENT TRACT OF TEN THOUSAND ACRES SUB-DIVIDED.

Risley Bros'. Big Contract With the Isle of Pines Co.

In this issue of the McKINLEY HERALD announcement is made of the opening of that magnificent body of fruit and vegetable land comprising TEN THOUSAND ACRES, lying to the west of the Nuevas River, and to be known in future as WEST M'KINLEY, SECTION "A."

The opening of this new tract—the THIRD TRACT THAT HAS BEEN OPENED FOR SALE IN THE ISLE OF PINES UNDER OUR AUSPICES—marks a new era in the prosperity of the M'KINLEY COLONIES and of the entire Isle of Pines, for the colonization and settlement of so large a body of land cannot fail to add to the prosperity of an island which is about the size of an average county in New York, Pennsylvania or Ohio.

A 40,000 Acre Deal.

The original McKinley Colony, sold by us as Land Commissioners of the Tropical Development Company, was acquired from the Isle of Pines Company, a three million dollar corporation, which was then, and is today, the largest land-owning company in the Isle of Pines.

The Isle of Pines Company is one of the big syndicates formed shortly after the Spanish-American War for the purchase of agricultural lands in Cuba and the Isle of Pines. The Company purchased and has paid for upwards of a dozen great estates in the Isle of Pines, comprising some 150,000 acres of the finest fruit, grazing and timber lands. Its holdings amount to about one-fourth of the entire island.

Included in these properties, and most important of all of them, is the Santa Barbara estate, occupying the whole northwestern section of the Isle of Pines, and the centrally situated estate of La Cisterna, the "Watershed," as the Spaniards called it, among whose hills and valleys the principal rivers of the Isle of Pines take their origin.

These two properties comprise over 40,000 acres of land, extending from the Caribbean Sea on the north and west to the hill known as Mal Pais, which is in about the geographical center of the island, and from whose summit, a thousand feet or more in height, a magnificent view of the island is obtainable.

WEST M'KINLEY is a part of the Santa Barbara estate, just as the original McKinley Colony was, and will be sold by us as agents for the Isle of Pines Company just as we are selling the original McKinley Colony Bonds and East McKinley lands for the Tropical Development Company.

The Isle of Pines Company.

The headquarters of the Isle of Pines Company are in the Mercantile Building, Fourth Avenue and Twenty-third Street, New York, the entire tenth floor of this building being occupied by the president of the Isle of Pines Company, Mr. J. A. Hill, publisher of the "Ency-

clopaedia Britannica," the "Warner Library of the World's Best Literature," and other standard works. Mr. Hill is also vice-president of the Tropical Development Company, a director of the Mount Vernon (N. Y.) Trust Company, director of the Brunswick National Bank of New York City, director of the Isle of Pines Bank, and of the Isle of Pines Steamship Company, which owns and operates the steamers "Cristobal Colon" and "James J. Campbell," plying between Cuba and the Isle of Pines.

We have closed a contract with the Isle of Pines Company for the sale of the Santa Barbara and La Cisterna estates of over 40,000 acres, and shall proceed to subdivide these properties for colonization and settlement upon the same basis of honesty and fair-dealing that has made McKinley and East McKinley successful.

The Title to West McKinley Land.

The title to the West McKinley tract is vested in the Isle of Pines Company as owners in fee simple, and is declared absolutely free from any lien or encumbrance. The records of the Registrar's office at Nueva Gerona, Isle of Pines, show that the Company has bought and paid for the land in full and is able to pass a perfect title to all or any part of it.

All of the lands owned by the Isle of Pines Company were purchased from the Spanish or Cuban owners. They were *not* government or public lands.

All titles to these lands were searched by the distinguished law firm of Runcie & Manduley of Havana, Cuba, who pronounced the titles to be perfect before Mr. Hill and his associates of the Isle of Pines Company purchased these great properties.

All contracts and deeds for land sold by us in WEST McKINLEY will be issued by the Isle of Pines Company direct, and will be signed by its duly accredited officers, so that purchasers of WEST McKINLEY land have the satisfaction of knowing that they are getting a deed exactly like the deeds issued to the investors who own land in the ORIGINAL McKINLEY COLONY.

Buy West McKinley Land Now.

We advise the purchase of West McKinley land at the present price of $35 per acre (river frontage $40 per acre).

It is the greatest real estate opportunity before the public today.

Values in the Isle of Pines have advanced steadily for the last three years but they are STILL RIDICULOUSLY LOW COMPARED TO IRRIGATED LANDS IN CALIFORNIA.

The Isle of Pines is an open-air hothouse. No frost, no cold winds to deaden your trees and destroy your crop, but golden sunshine and a bounteous (but not torrential) rainfall.

The soil of the island will do ALL that is claimed for it, and MORE. Its possibilities are just beginning to be realized and taken advantage of.

It is the greatest soil on earth for oranges, grape-fruit, pineapples, winter vegetables and tobacco and will repay intelligent care a thousand fold.

If Interested, Don't Delay.

If you can visit McKinley this fall or winter, well and good, for a week's inspection of the big orange and grape-fruit groves of the Company and the fine young groves of the settlers at McKinley is the best reference in the world for our soil and climate. The trip down is interesting and enjoyable, whether by rail or boat, and is well worth making.

But if you are thinking of buying only ten or twenty acres and don't feel like going to the expense or taking the time for such a trip, or even if you intend to go later in the winter, don't delay your purchase on that account.

Write us fully and state your plans and purposes, and we will pick out a tract for you which WE GUARANTEE to be HIGH, DRY and TILLABLE, and which will be sure to please you, or which we will exchange later for any other tract of the same size and price.

You are taking no chances in making your selection NOW, as you have the WHOLE 10,000 ACRES to select from, and it is certainly to our advantage to have you satisfied with your choice. Read what others say in their letters which we print about their satisfaction with tracts selected by us for them. Only a very few people wait to select their land themselves before purchasing it. Some of the largest land-owners in both East McKinley and McKinley picked their land out on the map upon our advice and have never had any desire to change their location.

Study the map carefully, and decide upon the section in which you think you would like to be located, then write to us and we will give you the best tract open for allotment at the time.

But don't delay if you are thinking of the matter at all seriously, as the price is SUBJECT TO ADVANCE WITHOUT NOTICE!

Our terms of purchase are very easy and liberal and are fully explained on the last page of this issue of the HERALD. Yours for success,

RISLEY BROTHERS,
Agents for the Isle of Pines Company.

Orange Tree 18 Months After Planting, Tract 78, McKinley Colony.
Mr. and Mrs. W. H. Brown's Place.

Dr. Furlong's Departure.

Dr. and Mrs. Myron G. Furlong, accompanied by Dr. Furlong's sister, Mrs. Penfield, and young Mr. Furlong, left for McKinley, sailing from New York on July 27th. Dr. Furlong purchased tracts 216 and 217, East McKinley, last November, and visited the Colonies last winter, inspecting his properties carefully and finding them thoroughly satisfactory. Upon his return to Cleveland, he began arranging his affairs so as to remove to McKinley to live with his family. Dr. and Mrs. Furlong have resided in Cleveland for many years, where they are widely known, and it is safe to say that they will be as popular among their new friends in the McKinley Colonies as they are among those whom they are leaving behind. Before leaving, they sold their home in Cleveland and took with them up to three tons of furniture, which they will use in furnishing their handsome new house to be erected at once on their East McKinley property. Dr. Furlong will set out his tracts to orange and grapefruit trees this winter.

Mr. Quinton McQueen has been recently engaged in building a sailboat for Mr. Ralph Cleland, which, when finished, will be the second boat that Mr. McQueen has built, the other one being a rowboat, which has been in use constantly on the Nuevas River.

Yacht "Isle of Pines."

People who have had occasion to visit the river front at the foot of Ferry street early this summer, noticed a business-like looking little craft moored in the canal, bearing the name "Isle of Pines."

The little vessel is the property of one of the Bond-holders of the Tropical Development Company, Mr. Charles Willard, and is now bound south on its way to McKinley.

The captain is Mr. Willard, and the "crew" consists of Mrs. Willard and their daughter, a handsome and athletic young miss, who can row a boat or make fast a bow-line as well as her father.

The Willards have lived in a house-boat on the river front for four years, summer and winter, and lived quite as comfortably as they would in a flat ashore. Their house-boat was a model of comfort and convenience, and they had no trouble in disposing of it when they decided on the trip to McKinley by the "all-water route."

The yacht "Isle of Pines" is 27 feet long, 8 feet beam, and draws 1½ feet of water. She carries a mainsail and jib and spreads one hundred yards of canvas, but does not depend on this alone as motive power, because she is equipped with nine h. p. gasoline engine, which propels her at the rate of ten miles per hour.

The little craft will carry forty gallons of gasoline in her tanks, and beside the 400 pounds dead weight of her engine, she will carry three tons of freight.

For the accommodation of the family, the vessel is fitted up with sleeping bunks and a good oil stove in the galley.

The "Isle of Pines" left early in the summer, via the Erie canal and Hudson river, and will follow the coast in a leisurely fashion to Key West, and thence around the western end of Cuba to the Isle of Pines.

Residents at McKinley will not be surprised, therefore, to wake up some morning and find this craft and her interesting crew tied up at Port McKinley.

The Willards have purchased the northern five acres of tracts 28 and 29 in Old McKinley, and expect to have them cleared and planted upon their arrival. They also intend to use their yacht to show visitors around the Island during the coming season, making trips to the South Coast, Siguenea Bay and neighboring keys and islets, as well as the adjacent coast of Cuba. Such a venture as this should prove profitable, as there is a considerable demand in winter for something in the way of a sightseeing yacht for fishing and exploring trips.

New Contracting Firm.

Mr. J. L. Swan and Mrs. Swan expect to leave for McKinley about September 15th. This congenial couple will be missed by a host of Cleveland friends, who wish them success in their undertaking. Mr. Swan is owner of Tract 134, East McKinley, and has planned to get most of it under cultivation this fall. Many people who become interested in our enterprise raise the question "What can I do to earn an income while my orange grove is growing?" Mr. Swan and several others who have purchased land at McKinley have worked this problem out, and their solution of it is indeed a most practical one. After a close investigation of the conditions now existing in the Isle of Pines, and after gathering much information bearing on the subject, they have organized a clearing and developing company, which will contract to clear and plow land, plant orange and grapefruit groves and care for same, and erect buildings of all descriptions.

The parties interested in this venture are: Mr. J. L. Swan; Mr. C. W. Mayrs, tracts 72 and 73, East McKinley; Mr. William Mayrs, Tract 74, East McKinley; Mr. Charles Sebelin, Tract 80, East McKinley, and several others, including the four sons of Mr. C. W. Mayrs. A powerful stump-puller, a wagon, plows, a harrow, and numerous smaller tools, have already been ordered shipped to McKinley, and Mr. E. E. Tolksdorff has arranged to purchase mules for them in Havana.

Many thousand acres of land in the Isle of Pines will be cleared and planted within the next couple of years and it is certain that Mr. Swan and his associates will have more than they can do. With the modern and complete equipment which they are taking with them, they will be in position to clear land quickly and in a most satisfactory manner. As a matter of fact, they already have much work promised them.

Mr. C. W. Mayrs has already left for the Island and will visit the Gillette Nurseries in Florida before leaving the States.

Mr. Charles Sebelin and Mr. William Mayrs will leave the latter part of August. We wish them the greatest success.

Mr. Willis Z. Dunn's Place.

Among those who removed to McKinley last winter are Mr. and Mrs. Willis Z. Dunn, formerly of Lorain, Ohio.

Mr. and Mrs. Dunn went to work energetically upon their arrival, and in a recent letter Mr. Dunn gives an interesting account of the home they have established amid the pines and palms of McKinley.

The house they have built is not large, being only 14x20 feet, but there is an 8-foot veranda all around it, which, in the mild climate of the Isle of Pines, is as good as an extra room or two.

Mr. Dunn has a well 26 feet deep, which is deeper than most wells on the tract, but as it was dug during an unusually dry spell of weather, there is certain to be an abundance of water in it the year around.

Two acres of Mr. Dunn's five acres are cleared and 40 rods of the garden are fenced in woven wire.

Mr. Dunn gives a statement of his expenditures as follows:

Cost of lumber, labor, etc., on house	$300.00
The well	32.00
Clearing two acres of land	40.00
Wire for fence	25.00
Total	$397.00

This does not include Mr. Dunn's payment on Bonds and land.

Mr. and Mrs. Dunn are deservedly popular at McKinley and have made a good beginning on the development work.

Land Transfers in the Isle of Pines.

The laws and customs concerning real and personal property in Cuba remain substantially as they have been for the past hundred years. They are practically the same as those of Spain and France, which are based upon the Code Napoleon, promulgated by the great French Emperor. Conveyances of real estate are carefully looked after by the government. All deeds are recorded in a government department, and the whole matter is more carefully and safely administered than in the United States even.

When one wishes to convey land in the Isle of Pines, he cannot go to any lawyer to have the deed drawn, but it must be done by the notary, who holds the exclusive government license for that district. As the Island is a country district, conveyances have been few until the Americans came in four or five years ago, and so the Island is a part of the district allotted to the notary who has his office at Batabano, on the Island of Cuba. This notary makes a trip to the Isle of Pines once in four to six weeks, when there are enough deeds to be made to require his attention. The Tropical Development Company alone has several times had enough deeds to cause him to make a special trip. Both buyer and seller have to appear before the notary, either in person, or by a duly authorized representative. The description of the land to be conveyed is given to him, and he then draws the deed, writing it with a pen, as the typewriter is not used for public documents. After it is drawn the deed is read to the representatives of the buyer and seller, and if either does not understand Spanish, a translator must be present to interpret it. It is then signed by the two parties, after which the notary, or his clerk, makes two copies, also with the pen. When twenty or thirty deeds are made at one time, as often happens in our business, the labor of copying takes several days.

The three copies are then taken to the office of the Mayor of the Island, where a certificate is endorsed upon them, stating that they have been received on a certain date to be sent to the Real Estate Tax Bureau in Havana. They are then forwarded to that bureau, called the Hacienda, where a tax is assessed amounting to 1 per cent. of the price stated in the deed. The value of land in the Island has been increasing rapidly since the Americans have been planting orange groves there, but the price named in deeds does not always increase so fast as it does in the actual sales, although it is not allowable to state the price as "one dollar and other valuable considerations," as is done in this country. The Hacienda puts its date of receipt and a serial number on the papers with a rubber stamp and places the first draft of the deed, which was signed by the parties, in its safe deposit vaults. It has been understood that the Hacienda would return deeds sent to it within two weeks, but the number of conveyances has grown so large recently that the office does not seem to be always able to do this. A lot of deeds made for our Company on April 20th and 21st did not get back to the Isle of Pines until June 14th and 21st.

Two copies out of the three come back to the Mayor's office, and then the buyer or the seller goes there and pays the small State tax. The receipt for this payment is endorsed on the deed and it is then sent to the office of the Recorder of Deeds, which is now in the same town. It is only about three years ago that a Recorder's office was opened on the island. The small number of deeds made before that time were sent to the office at Bejucal, in the Province of Havana, to be recorded. As soon as the Recorder receives the two copies, he writes his certificate on the first copy that the deed has been deposited with him for record, giving the day and hour. It is usually possible to get the deed from him two or three days later if he does not have a large number to record at one time. Here comes in another careful feature of Cuban regulations. The Recorder must search his files and find that the seller holds a good title before he can record a deed, so that his acceptance of it is a practical guarantee of title. Every Recorder is under a heavy bond to insure faithful performance of his duties.

Then the purchaser goes to his office; pays the fee for recording, and receives the first certified copy of the deed, on which the Recorder has added a second certificate, giving the date when it was recorded and the number of the page and volume in which the record appears. The other copy goes into the Recorder's file. This ends the proceedings.

Persons who have never had the routine explained to them often think they are kept waiting a long time, but we are informed that in New York City the volume of land transfers has grown so great that a purchaser cannot get his deed from the Recorder's office until a year and a half after he has made the purchase.

The notary's fee for drawing a deed varies in different localities. In country districts, it is usually $10 or $12, when only one deed is drawn for a party. The State tax depends on the price named in the deed; thus, if the price named is $150, the tax is $1.50. The fee for recording is about $3.75, but if two persons are named in the deed as joint purchasers, there is an extra charge for recording, and some notaries charge extra for drawing such a deed.

Anyone who has appeared as a party to land conveyances in the Republic of Cuba, as the writer has done, cannot fail to be impressed with the great care exercised by each one of the duly authorized government officers who has a share in making and recording deeds.

FREDERIK A. FERNALD,
President Tropical Development Co.

DEEDS FOR BOND-HOLDERS.

The following deeds have been made for our purchasers since our last list was printed, and they have been recorded and delivered:

No. 41—William E. Poor, Chautauqua, N. Y., Southern 4.7 acres of Tract No. 394.
" 42—William J. Bauer, No. 12 Grote St., Buffalo, N. Y., tracts Nos. 127, 140 and 141, 13.8 acres.
" 43—George H. Voss, Buffalo, N. Y., Tract No. 200, 10 acres.
" 44—Horatio W. Sherwood, No. 1806 Main St., Niagara Falls, N. Y., Tract No. 84, 10 acres.
" 45—Michael Mascheeco, No. 234 Masten St., Buffalo, N. Y., Tract No. 375, 10 acres.
" 46—Anthony Krost, No. 397 Elm St., Buffalo, N. Y., Southern 5 acres of Tract No. 268.
" 47—Mrs. Catherine Haner, No. 27 Chester St., Buffalo, N. Y., Southern 5 acres of Tract No. 64.
" 48—William W. Johnson, West Point, N. Y., 10 acres of tracts Nos. 225 and 242.
" 49—Alfred T. Baxter, Los Angeles, Cal., Tract No. 112, Central 4 acres of Tract No. 107 and the Northern 3 acres of Tract No. 117. Total, 17 acres.
" 50—Melvin J. Payne, Blasdell, N. Y., tracts Nos. 221, 222, 239 and 240. Total, 27 acres.
" 51—George Werner, McKinley, Isle of Pines, Cuba. Southern 14 acres of tracts Nos. 403, 404 and 405.
" 52—Mrs. Mary A. Corbin, No. 165 Purdy St., Buffalo, N. Y., Tract No. 411 and the Western 10 acres of tracts Nos. 415 and 416. Total, 20 acres.
" 53—Stephen W. Bateson, No. 298 Dewitt St., Buffalo, N. Y., Eastern 6 acres of Tract No. 349.
" 54—Rev. Valentine Crusius, Perkinsville, N. Y., Tract No. 231, 10 acres.
" 55—Mrs. Edith M. Anthony, No. 1469 Michigan St., Buffalo, N. Y., Tract No. 325, 10 acres.
" 56—Arthur E. Rumohr, No. 1108 Main St., Buffalo, N. Y., 14 acres in tracts Nos. 390 and 391.
" 57—Miss Ida McPherson [illegible] Jackson Health Resort, Dansville, N. Y., Northern 3 acres [illegible] act No. 250.
" 58—Miss Anna [illegible] Jackson Health Resort, Dansville, N. Y., Central 3 acres of Tract No. 250.
" 59—Adolph W. Nelson, McKinley, Isle of Pines, tracts Nos. 315 and 316 East McKinley, 20 acres.
" 60—Miss Sara Seaton, No. 1943 E. 86th St., Cleveland, O., Tract No. 229, East McKinley, 10 acres.
" 61—William L. Matteson, No. 17½ N. Howard St., Akron, O., Tract No. 261, East McKinley, 10 acres.
" 62—William Wolf, Markey & Howard Sts., Akron, O., tracts No. 263 and 274, East McKinley, 20 acres.
" 63—Willard C. Sanders, No. 6614 Clinton Ave., N. W., Cleveland, O., Tract No. 305, East McKinley, 10 acres.
" 64—William W. Smith, No. 475 N. Pearl St., Buffalo, N. Y., Tract No. 153 and the Northern 5 acres of Tract No. 154, East McKinley, 15 acres.
" 65—Daniel Nuffer, Beaver Falls, N. Y., Tract No. 171, East McKinley, 10 acres.
" 66—James Kirkwood, No. 17 Norman Ave., Buffalo, N. Y., Tract No. 283, East McKinley, 10 acres.
" 67—Leander P. Spring, Geneva, O., Tract No. 250, East McKinley, 10 acres.
" 68—Allan McKean, No. 446 E. 7th St., Erie, Pa., Tract No. 118, East McKinley, 10 acres.
" 69—Robert C., and Emma McLane No. 1101 Clark Ave., S. W., Cleveland, O., Tract No. 208, East McKinley, 10 acres.
" 70—Mrs. Julia F. Laird, P. O. BoxNo. 133, Erie Pa., Western 5 acres of Tract No. 169, East McKinley.
" 71—Sevrin F. Schroeder, No. 3 Credit Pl., Rochester, N. Y., Tract No. 152, East McKinley, 10 acres.
" 72—James L. Swan, No. 1877 E. 59th St., Cleveland, O., Tract No. 134, East McKinley, 10 acres.
" 73—Miss Irma Alford, No. 1216 Addison Rd., Cleveland, O., Tract No. 182, East McKinley, 10 acres.
" 74—Misses Susan and Ellen L. Foote, No. 2972 Scranton Rd., Cleveland, O., Tract No. 194, East McKinley, 10 acres.
" 75—George W. Braley, No. 231 State St., Erie, Pa., Tract No. 308 East McKinley, 10 acres.
" 76—Fred A. Rodgers, care Columbia University, New York City. Tract No. 121, East McKinley, 10 acres.
" 77—Miss Wilhelmina Champ, No. 194 Normal Ave., Buffalo, N. Y., Tract No. 135, East McKinley, 10 acres.
" 78—Edward H. McSloy, care Jarecki Mfg. Co., Erie, Pa., Tract No. 170, East McKinley, 10 acres.
" 79—Erik A. Anderson, No. 411 Parade St., Erie, Pa., Tract No. 138, East McKinley, 10 acres.
" 80—Albert W. Heeren, No. 75 Penn Ave., Pittsburg, Pa., Tract No. 202, East McKinley, 10 acres.
" 81—Mrs. Catherine Haner, No. 27 Chester St., Buffalo, N. Y., Northern 5 acres of Tract No. 133, East McKinley.

On June 27th, twenty-six more deeds were made for us and they have since been going through the three offices of records and registration.

Sailing Dates of S. S. Cristobal Colon.

For the information of our bondholders who are planning to visit McKinley this winter, we append the following facts concerning connections of the Ward Line steamers from New York and the steamer Cristobal Colon, plying between Batabano, Cuba, and the Isle of Pines.

The Ward Line steamers sail twice a week from New York, every Thursday and Saturday.

For direct connections for the Isle of Pines, the Saturday sailing is best. Leaving New York on Saturday, an Isle of Pines passenger would reach Havana early on the following Wednesday morning.

On the same day at 3.15 p. m. (as shown in following time table) he would take a train at Villa Nueva station on the Prado, Havana, and reach Batabano an hour later.

At Batabano he would board the Cristobal Colon, which sails promptly the same evening for the night run to the Isle of Pines. He would land at 9 a. m. Thursday at Nueva Gerona, and find the Tropical Development Company's team awaiting him for the short drive to McKinley.

Returning, the best connection would be made for the Ward Line steamer, sailing for New York, by leaving Nueva Gerona at 4 p. m. on Friday.

A Ward Line steamer sails from Havana each Saturday at noon.

For those who desire a few days for sightseeing in Havana on the way South, the best sailing would be by the steamer leaving New York Thursday. The Thursday steamers from New York reach Havana on Monday morning. A passenger can then lay over in Havana until Wednesday evening at 3.15, when he would take the steamer train for Batabano, connecting at Batabano with the Cristobal Colon, disembarking at Nueva Gerona on Thursday morning.

If it is more convenient to defer the sightseeing in Havana until the return trip, this can be arranged by leaving Nueva Gerona at 4 p. m. on a Monday. The passenger would then reach Havana on Tuesday morning and would have until Thursday morning for sightseeing in Havana; the other sailing for New York from Havana being on Thursday at noon.

When the Colon is not running practically the same schedule is maintained by the J. J. Campbell.

Cuban Annexation.

There is good reason for the belief that Cuba will ultimately become a part of the great American republic. Much American capital is invested in the Cuban plantations, factories, electric and steam railway lines, and American brain and energy are back of a large part of the industrial and commercial progress that Cuba has been making since the island became free from Spanish rule. Those interests are powerful in politics and through the members of our Congress their wishes will be made known in positive terms when Congress meets next winter.

The McKinley Herald

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 304 BRISBANE BLDG., BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES.

SEPTEMBER, 1907.

McKinley!

East McKinley!

Now, West McKinley!

The Three McKinley Colonies!

Our references: Nearly 800 property owners.

Ten Thousand Acres More for Colonization!

Only 1,000 acres at the introductory price now quoted.

Read the West McKinley announcement on fourth page.

Send in your subscription today—not manana—"tomorrow."

Every settler in McKinley knows the good quality of West McKinley land.

Pick out your tract Today—somebody else may select the very tract you want if you leave it till tomorrow.

The cultivation of the great Manigua Orange Groves has increased the value of every acre of McKinley land.

The Isle of Pines Company owns nearly one-fourth of the entire Isle of Pines, including West McKinley.

West McKinley land at $35 per acre ($31.50 net, cash) is the greatest real estate investment you could make.

San Rosario Springs, long popular as a picnic point for McKinleyites, is to be developed by a hotel company this winter.

West McKinley starts with upwards of a hundred property owners, a part of whom have been allotted acreage—see map.

Oranges are ripening in the Isle of Pines, as they begin shipping in September and October, thus beating the Florida fruit to market by from 30 to 60 days.

The Orange Groves tract is a beautiful sight from the headquarters porch. The visitors are delighted with it, while old settlers never tire of the view, either.

The first 1,000 acres we are selling is not all in one piece—that is to say, this thousand acres represents one hundred ten-acre tracts scattered all over the map wherever purchasers wish to make their selection.

No interest on installment payments, —no assessments on Bonds beyond the amount you agree to pay when you buy, —10 per cent. discount for cash,—these are some of the attractive features of this investment.

Even visitors at headquarters are pressed into service tree-planting, while any who wish to practice the Roosevelt-Gladstone tree-chopping physical culture system will be cheerfully furnished with axes by Manager Tolksdorff.

Last year the first blizzard of the season occurred early in October, doing great damage to the trees in the parks, while the last snow-fall of the winter occurred in spring—as Pat would say—May being the favored month in Buffalo for this final visitation.

The Mason family, owners of groves that just came into bearing last year, expect to ship 2,000 boxes of oranges and grape-fruit. Last season they picked almost 600 boxes and cleared $2.17 per box on the fruit they shipped. The demand for Isle of Pines grapefruit is growing.

The quality of land in West McKinley is very uniform throughout, especially towards the center and near the Nuevas and Callejon rivers, where it is particularly adapted to oranges, grapefruit and vegetables. Toward the sea, the soil is more suited to bananas, cocoanuts, and possibly rice.

Miss Minnie A. R. Drake, Daughter of Capt. J. M. Drake of Cleveland, O., Beside a Year Old Grapefruit Tree in Mr. Young's Grove

A Rail Route to Cuba.

Henry M. Flagler of the Standard Oil Co. is well known, by name at least, to the majority of Cleveland people where the old firm of Rockefeller, Flagler & Andrews laid the foundation of oil refining business which has developed into the most profitable and most investigated commercial enterprise of its day.

Whatever may be said of the methods of the Standard Oil Company and the men who made it what it is, there is no difference of opinion on the question of their business ability, and it is not saying too much to assert that no business undertaking of the nineteenth century developed so many astute and far-seeing financial geniuses as did the Standard Oil, chief among whom is Henry M. Flagler.

When Mr. Flagler decided to invest some of his accumulated millions in Florida it was the idea of establishing a huge winter playground along the east coast of that state, between St. Augustine and Miami, and how well he succeeded is known to everyone who has ever visited his great hotels at Palm Beach, Miami and St. Augustine. But a railroad cannot live on passenger business alone and, accordingly, Mr. Flagler spent vast sums in fostering the citrus fruit and winter vegetable industry of the territory traversed by the Florida East Coast Railway Company, of which he is the president and principal owner. With indomitable energy and unlimited capital, Mr. Flagler has sought to surmount the difficulties of climate and to make it possible for settlers along the line of his road to succeed in the cultivation of these valuable products which they would ship to the Northern markets via the East Coast System. Time and again, when the freezes of a hard winter would destroy the crops of the growers, Mr. Flagler would encourage them to renewed attempts even, it is said, advancing those who would remain after such a visitation, money for a fresh start. But in spite of the ambitious efforts of the company and the pluck of those settled along its line, the business has, at best, proven but a risky venture and today, yielding to the inevitable law of climate, the Northern commission men are looking to Cuba as the field from which they will draw their future supplies of winter vegetables and citrus fruits.

Anticipating the certain development of these branches of agriculture in Cuba, Mr. Flagler, with that long-headed policy which distinguishes him, is now engaged in extending the line of the Florida East Coast Railway from Miami to the Island of Key West, a distance of 165 miles. Readers of the HERALD will remember our description of this great project in a former number. Some idea of it may be gained from the simple statement that in one spot this marine railway is being built across a channel nearly three miles wide on a viaduct over thirty feet of water supported by concrete foundations sunk in the shifting sands below.

On the Island of Key West terminals and docks are being constructed where ferry boats will transport loaded freight cars between Key West and Havana, or some other point on the Cuban coast only eighty-four miles distant, so that it will be possible to ship oranges, grapefruit and winter-grown vegetables from Havana to any point in the United States without breaking bulk.

A very interesting description of the Key West extension was published in the July number of the *Technical World Magazine*, in which the method of constructing the long concrete viaducts on which the road crosses the channels off the Florida coast is fully described. Hundreds of men are at work on the job and about half of the construction work is finished.

It is said that Mr. Flagler is spending thirty million dollars in this enterprise, the idea being to complete the work within one or two years, at the end of which time he will be in a position to furnish rail transportation to Northern markets in even less time than is now possible by the fast express service of the Ward Steamship Line, though that is quick enough for all immediate needs.

This enterprise of Mr. Flagler's is most significant. It proves that he regards Cuba and the Isle of Pines as being on the eve of enormous agricultural development; for without vast quantities of freight he could never hope to pay interest on the capital he is investing.

With a fast train service from New York to Key West, it will be possible to leave Jersey City at nine o'clock in the morning and arrive at Havana at nine o'clock the next night, covering the whole distance by rail, with the exception of the last eighty-four miles from Key West to Havana. Great hotels will spring up to entertain the thousands of pleasure-seekers who will take advantage of this speedy service to while away a few days in summer-land in winter. The whole of Cuba will feel the effects of this new influx of travel and localities that are now unknown will be dotted with beautiful villas and verdant groves of the American investor and settler.

Those who would take advantage of the opportunities thus offered should act promptly, for there are few localities left (and none so near our shores) where the chances of real estate investment are as certain of profit as here. The pre-eminence which the Isle of Pines enjoys as the "American district of Cuba" she will always retain, and those who act wisely will reap the benefits to be derived from the judicious investments afforded at present.

Mr. George A. Otis.

Mr. George A. Otis, president of the Stewart Heater Company of Buffalo, N. Y., has recently been elected to the Board of Directors of the Tropical Development Company.

Mr. Otis has resided in Buffalo for many years and has been active and successful in business affairs and his sound judgment will make him a valuable acquisition to the directorate of this company.

Mr. Otis is a bondholder of the company and the owner of tracts 272, 286 and 287 in the original McKinley colony, and has the best interests of the whole undertaking at heart. He owns only enough stock to qualify him to act as a director, and his election is a further carrying out of the company's plans to invite the co-operation of its bondholders in its management, two of whom are now members of the Board of Directors.

Some Points About the Isle of Pines.

Don't get the idea that the Isle of Pines is like Florida, Central America, India or the jungles of Africa, because such is far from the case.

Florida rivers, for instance, are choked with water-hyacinths (huge water plants) which catch in the propellers of gasoline launches and tear them off very frequently. Our rivers are free from all vegetation and open to navigation where deep enough to float a boat.

Florida rivers have muddy banks—often swamps—for a long distance on either side. This is not the case with our rivers.

Pictures of the St. John's and Indian Rivers, Florida, look like tropical jungles with dense forests and swamps on their banks. Our rivers look like streams in the Northern states.

Poisonous snakes, such as rattlers, adders, copper-heads, etc., are common in Western New York and Pennsylvania and Eastern Ohio. There is not a poisonous snake to be found in the Isle of Pines or Cuba—not even a water moccasin, so common in Florida.

There is no malarial fever, no bilious fever, or "chills and fever," among the Americans in the Isle of Pines. McKinley has been founded nearly three years and we have not had a case of any of these fevers, although our settlers have slept in tents exposed to the night air, drunk the water from streams and brooks and worked out in the sun with their wet clothes on after a shower. Any of these things would have been considered enough to cause chills and fever in the Southern states.

Many people are killed by lightning every summer in Ohio, New York and Pennsylvania. There has never been a death from this cause in the Isle of Pines.

A year's residence at McKinley, Isle of Pines, will cure the worst case of rheumatism known; it will cure bronchitis, neuralgia, catarrh, lumbago; relieve asthma and lengthen the life of any not too far gone with consumption.

If you are run down in health and under weight, get ten or twenty acres of land at McKinley and come down and clear it up and plant it in orange trees. By the time you've finished the job (which you can do in a winter) you will feel like a new man and have something to show for your time and money beside recovered health.

One of our Cleveland friends wrote to Mr. Grant H. Thompson recently asking his opinion of McKinley and in reply received a very interesting letter from Mr. Thompson, in the course of which he says:

"Our climate is delightful. They all tell me they feel well when they get down here. I was sick when I came, but am well now. Not in years have I felt so good. I came down in the summer season, too. They claim it is fine in winter, also."

CORRESPONDENCE FROM McKINLEY.

A Letter From Mr. F. C. Payne.

Mr. F. C. Payne, one of the settlers in the original McKinley colony, who is located on Tract No. 83, writes a very interesting letter to Mr. H. S. Risley, Land Commissioner of the Tropical Development Company, under date of May 29th.

Mr. Payne has gone into the work of clearing and setting out orange groves for non-resident investors and caring for these groves until they reach maturity, and is making a specialty of this line of work. In the course of his letter to Mr. Risley, he says:

"In my estimates for clearing, I endeavor to give an estimate for clearing tracts at actual cost, not desiring to make a profit in this line, but choosing rather to be content with the small profit I make on the sale of trees and the setting of groves.

"I am in touch with a number of bondholders who are thinking of putting out groves under my charge and have several groves already underway. I have arranged to put out groves for the Rev. Val. Crusius, Mr. W. F. Stetson, Rev. Geo. H. Gelser, Mr. Chas. P. Funk and my cousin, Mr. M. J. Payne, and am about to close contracts with several others.

"Now, as to the cost of taking care of groves for the first three years, I would say that the estimate I furnish is as low as can be made consistent with *first-class work.*

"My estimate for taking care of a ten-acre grove, guaranteeing for my employer as good or better a grove as any he can find of like age on the island, for $300 per year or $30 an acre per year. This includes everything—supervision, spraying, raking mounds around the young trees, sprouting, trimming, tying up limbs, fertilizer four times a year (one in each time), ploughing when needed, and at least twice each year, and harrowing. The $300 price includes everything the first year for ten acres.

"The second year the estimate is the same with the extra cost of fertilizer added, also the same with extra cost of fertilizer in the third year.

"The first year we use one lb. of fertilizer at each application, four times a year—every three months. The second year double the amount—2 lbs.—each time, and four times a year. The third year we use three lbs. of fertilizer each time and apply it four times a year. Fertilizer costs $51.00 per ton delivered. The cost of it the second year is $18.59, which makes the cost of caring for the grove the second year, $318.59, or about $31.86 per acre. The third year the fertilizer would cost $37.18, so that the cost of the grove for the third year will be $337.18, or about $33.72 per acre. Any further information you would desire along this line I should be pleased to furnish.

"I am very proud of my own grove, now nine months old, and I feel that it is a good advertisement for my ability to care for groves. I am prepared to give estimates and take contracts of any size and will always give fair treatment and honest, trustworthy work. I am enclosing one of my tree lists.

"Now, I have written at some length, but I trust my letter will be of some interest to you. My family are all well and enjoy life here as much as ever."

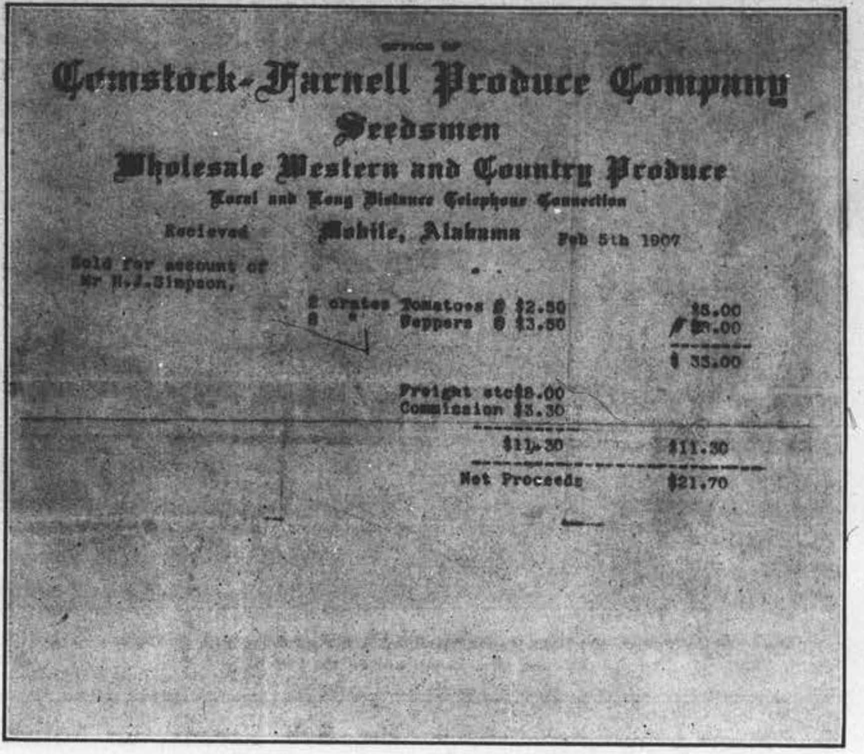
In the matter of fertilizer it may be said that the application of fertilizer to orange trees is not absolutely necessary in the Isle of Pines, as there are native trees to be seeen growing in the island and bearing fruit every year which have never had a single pound of fertilizer applied to them. Such a tree as this is to be seen growing on Tract 423 near the old saw-mill in the original McKinley colony. This tract is now the property of Capt. J. M. Drake of Cleveland, and the orange tree in question is in blossom at the present time and will bear a crop of fruit as usual this fall.

However, the farmer who is too lazy or stingy to replenish his soil with the necessary fertilizer or chemicals, is very short-sighted. When a crop of fruit is raised on a tract of land, there are certain chemicals in the soil which are absorbed in the fruit and which are taken out of the soil just exactly as if the farmer went over the land, dug up the chemicals, put them in his wagon and drove away with them. Now if you keep on dipping into a sugar barrel long enough, you will certainly reach the bottom of it unless you replenish it, and it is the same way with agriculture. Experts are able to compute the amount of weight which a crop of oranges removes from the soil in chemicals every year, and therefore, the intelligent and sensible fruit-grower is careful to put back in the soil each year at least as much as he expects to take off of it in pounds of fertilizer or chemicals.

The cost of this chemical feeding of trees is so small, being only a few cents per tree each year, and the results are so profitable that they need scarcely enter into one's calculations at all. If by spending a few dollars an acre a year you can double or triple the yield of your trees, it is certainly pennywise and pound-foolish to withhold the plant food necessary.

In other words, a few dollars spent in fertilizer are not to be considered when you remember that an acre of orange or grapefruit trees should yield a clear profit of from $300 to $500.

Successful orange growers are using beggar-weed and velvet beans and cowpeas as "cover crops" which are planted on the land and enrich the soil by their secretions of nitrogen. This method is even a little more economical and quite as satisfactory as the use of chemical fertilizer.



OFFICE OF
Comstock-Farnell Produce Company
Seedsmen
Wholesale Western and Country Produce
Local and Long Distance Telephone Connection
Recieved Mobile, Alabama Feb 5th 1907

Sold for account of
Mr H. J. Simpson,

2 crates Tomatoes @ $2.50		$5.00
8 " Peppers @ $3.50		$28.00
		$ 33.00
Freight etc $8.00		
Commission $3.30		
$11.30		$11.30
Net Proceeds		$21.70

PROFITS IN WINTER VEGETABLES.

Through the courtesy of Mr. T. W. Simpson of Ogden, Utah, the publishers of the *Herald* have received receipted bills showing the returns obtained by his son, Mr. H. J. Simpson, on shipments of tomatoes and peppers from the Isle of Pines last winter. The fact that these shipments were made in small quantities is even more interesting than if they had amounted to several hundred crates, as it proves that the man who has only a few crates to dispose of is able to market his product quite as advantageously and sell it for quite as good a price as if he had several hundred crates to ship.

Mr. H. J. Simpson went to work energetically, improving his land, and the shipments he made and the returns he received as indicated by the photograph of voucher printed above is he best evidence in the world of what can be accomplished by the thorough and systematic cultivation of Isle of Pines land.

The figures show that Mr. Simpson received $21.70 net on 2 crates of tomatoes and 8 crates of peppers, after deducting all charges of $11.30.

These charges can be considerably reduced and the profits materially increased by larger shipments from a greater number of growers. The indications are that there will be a considerable volume of shipments from the island this winter to New York as well as to Mobile and New Orleans.

Mr. Kiff's Impressions

April 10th, 1907.

MR. R. P. RISLEY, TROPICAL DEVELOPMENT CO., CLEVELAND, O.

Dear Sir: I presume yourself and the readers of the McKINLEY HERALD would like to learn how I found things at McKinley, Isle of Pines. I left New York March 16th on the Ward Line S. S. Havana. The trip down the coast was a very pleasant one, only marred by a little roughness off Cape Hatteras, when we soon felt the warm trade winds in the Gulf Stream. The first land we sighted was Jupiter Light House, Florida. We followed the Florida coast and the Keys all day, passing quite close to Palm Beach, near enough to see persons in bathing at Palm Beach. There were plenty of porpoises and flying fish to amuse those on deck, and we got a good view of Flagler's East Coast Railway, which is being constructed to Key West, Florida, and which will be completed within two years.

We arrived in Havana Wednesday morning, March 20th, and I took the train for Batabano 5 p. m. the same day. Leaving Batabano by boat, I landed at Nueva Gerona Thursday morning. Mr. Tolksdorff was there with the 'bus to meet us and had more than he could carry for McKinley. After getting another rig, we started, two loads of us, for McKinley. A good dinner at the "Orchid in the Pines" and we were ready to look over the ground. I found Tract No. 70 far better than I expected. The ground is a dark, sandy loam. The tract is near the river and handy for boating or fishing.

My friend, Mr. Boesger, lost every line he brought with him from Cleveland, and one that he bought at Nueva Gerona. We could not get lines strong enough to hold these game fish. The waters are alive with fish of all kinds and colors, and the lobsters are the most delicious I ever ate and about as big as four of our Northern lobsters, and without claws.

The climate is grand—not as hot as we have up North in June or July. There is hardly a day but what there is a gentle sea breeze blowing. Daylight or darkness comes quick in the tropic, for the sun comes up and goes down straight, and at night the moon is directly over your head and the stars are like so many diamonds.

There are plenty of beautiful wild birds at McKinley and thousands of parrots and parokeets. Chamelions are plentiful also. They are harmless and live on flies, and their body is the color of what they live on. Put one on red plush and he will turn red.

I saw the Manigua orange grove and the trees look fine. This ought to be a good dividend payer when the trees commence to bear.

I visited an older farm and saw 6,000 pines in a most flourishing condition. They will be ready to pick in about thirty days. The owner informed me that they weigh from 8 to 10 pounds (they are smooth cayennes) and that he has got fifty cents each for them in Havana. He also had some nice-looking potatoes and tomatoes and 500 grapefruit, orange and lemon trees in bearing. The delightful climate and fine spring water on the island puts new life into a person. Just to think—I left New York with three feet of snow piled up on the side streets and, after spending ten days in that grand climate, back here again in a snowstorm this tenth day of April, 1907! Yours very truly,

(Signed) GEO. E. KIFF.

Mr. Nelson's Purchase.

The experience of Mr. A. W. Nelson of New Orleans, Louisiana, is a shining example of how the opportunities of McKinley impress the visitor, whom, if indeed he has waited to buy until visiting the Island, is converted on the spot.

Mr. Nelson heard of McKinley and last fall decided to visit the Colony. He arrived late in October, and wrote us under date of Dec. 6, 1906, as follows:

"Through one of your Bondholders I became interested in McKinley, Isle of Pines. I took a trip down here first to see what it looked like, and found it to be all right. I have been looking over your tracts in the McKinley Colony, but have not succeeded in getting one on account of their being sold, so I have decided to buy in East McKinley. I have picked out Tracts 249 and 259 (East McKinley). If you can arrange I would like to take these tracts and pay cash for them. There are lots of others to select from, but I like these best.

"When I came down I had no intention of staying, but I like the climate so well that I have concluded to settle down here.

"I understand a purchaser has to buy a Bond with every ten acres, and I should like to take city lots with the Bond. I have lots of friends who have written to me and who would like to know about the place. I have been down here two months now. I am working in the Big Grove at tree planting. Please answer at once and let me know what can be done."

We were much worried when we received this letter, for this was the second selection Mr. Nelson had made, and, unfortunately, both times he was disappointed.

Our business is growing so rapidly and allotments made so fast in our Buffalo and Cleveland offices, that a buyer who waits until he goes to McKinley to select his tract runs a risk of being disappointed.

Moreover, we knew of Mr. Nelson, and were anxious to have him located in McKinley.

We wrote him at once, however, suggesting several other desirable tracts, and in due course received an answer, from which we quote as follows:

McKinley, Isle of Pines,
Feb. 18, 1907.

Tropical Development Co., Buffalo, N. Y.:

Dear Sirs—Your recent letter at hand, and see to my surprise that so much land is sold already, but glad to see that you got my tracts reserved for me. I have been trying almost every day to get the payment fixed up with Mr. Tolksdorff, but he has been so busy every day that it has been delayed, but arranged it last night, so I have paid in to Mr. Tolksdorff the first payment on 20 acres and two Bonds. I must say these are busy days down here, people flocking in by every boat. I like it very well myself and feel contented, and my intention is to settle down here.

Hoping to hear from you soon,

A. W. Nelson.

And so Mr. Nelson is at last firmly established in East McKinley, at which we are very much pleased, as he has proven a most valuable addition to the Colony. But the incident should have its moral for those who are waiting. East McKinley is selling fast, too fast for any one to rest content with the idea that he can go to the Isle of Pines at any time and have his pick of tracts. Now is the time to make your selection, and you can depend upon us to allot just the sort of land you desire. Remember, its SOLD UNDER GUARANTEE.

Cost of Mr. Young's House.

Santa Teresa, March 31, 1907.

Mr. R. P. Risley, Cleveland, O.:

Dear Sir: I was pleased to receive a letter from you and will answer and give you the information you wish. The main part of the house is 32x38, 12 feet to the plate, 10 ft. veranda on the east, south and west sides of the main part, open dining-room 12x16, and the kitchen 12x16 with 6 ft. veranda on the east, north and west sides. It is all rough lumber, roofed with "Enduroid," similar to "Pariod." The doors and shutters are cut in two in the middle, so if we have a heavy wind with driving rain we can close the bottom half. I may have forgotten something, but call it $1,000.

Lumber	$406.30
Hauling lumber	60.75
Hardware	26.78
Labor	350.00
Roofing	97.47
	$941.30

We have just built another pole, or native shack for our tools, and stable 24x50, thatched with palmetto leaves. It cost about $90.00. We had to turn our old barn into a tobacco shed. We planted 25,000 tobacco plants for an experiment. We are cutting the last of it now; will have about 200 poles (of 14 ft.) which will cure into about 1,000 lbs. of fine tobacco. We will ship it to Buffalo (in bond) and sell it.

Our trees are looking fine and healthy with a dark green, glossy appearance, and they are growing this dry weather. I would be satisfied if they were only holding their own. Since it stopped raining, which was Nov. 6th, we have only had five rains, and not much at that. One hundred and forty-five days, and trees growing. What do you think of that? We are all well and hungry. We have a fine northeast breeze every day, starts about 7 or 7.30 a. m. and blows all day.

My brother and I were out raking around the trees the other day—it was warm, but we did not mind it. When I came to the house at 4 p. m. I put the thermometer out in the sun and left it until 4.30 and it registered 110 degrees. We could not do that North, as we would probably have a sunstroke.

We have a lot of little chickens running around which will give us eggs and make good eating later on. Our man, Jim, a Florida nigger, said he had fourteen chickens in one clutch and they were all black "scusin" one, which was white.

Good-bye, kind regards to everybody.

Yours, etc.,

(Signed) George F. Young.

The Cozy Cottage of Mr. Fred Mount, Northern 5 Acres, Tract 392, McKinley Colony. Mr. and Mrs. Mount are on the Porch.

California vs. Isle of Pines.

Mr. A. T. Baxter, owner of Tracts 101, 112 and part of 107, McKinley, contributes the following item from the Los Angeles *Express*.

Mr. Baxter spent the winter of 1905-6 at McKinley and that of 1906-7 in Southern California, and therefore speaks with authority in comparing the climatic and agricultural advantages of the two localities. Mr. Baxter writes under date of March 17th, from Los Angeles: "I have been here six weeks now, and as you know it was at this season last year that I spent the same time in the Isle of Pines. No one would ever select this part of the world to develop an orange grove in if they had spent some time in both places."

The clipping Mr. Baxter incloses gives news of a snowfall in Riverside, which is about the most disastrous incident that could occur in an orange growing region. We reproduce it below:

(Special to the Los Angeles *Express.*)

Riverside, March 28.—Riverside yesterday afternoon experienced a variegated lot of weather in a short space of time. A brisk thunderstorm heralded the approach of the storm, then came a flurry of snow, which increased in intensity until it blinded pedestrians. The snowfall lasted for more than an hour; then came the hail. The hailstones were of unusual size. Rev. J. O. Cutts, whose reverend title adds somewhat to the veracity of his story, relates that he found one hailstone two and three-fourths inches in circumference. The storm was purely local and on the south no rain or snow fell three miles below the city. The precipitation was .56 of an inch for one hour. The snow and hail lay two inches deep on the ground and was not all melted this morning. So far as known no damage was done.

The lightning put the local trolley system out of commission in the afternoon for an hour, striking the transmission line east of town. The lightning also ran into the Harden and Enderly residences on West Eighth streets on telephone wires and gave the occupants severe scares. In the Harden home a gas pipe was melted and the gas ignited. The fire department was called out. The blaze was easily extinguished with the chemical apparatus.

The Gulf Stream Our Natural Frost Protector.

The following article appeared in the Buffalo *Evening News* of Dec. 26, 1906:

Editor Evening News:

Should be pleased if you would through your column give me some information respecting the Gulf Stream. Whether it affects the climate of any different countries, etc.?

Yours truly,
Gulf Stream.

Buffalo, Dec. 21, 1906.

Answer—The Gulf Stream derives its name from the Gulf of Mexico, out of which it flows, between the coast of Florida on the one side and Cuba and the Bahama Islands and shoals on the other. With a breadth of about 50 miles in its narrowest portion, it has a velocity at times of five miles an hour, pouring along like an immense torrent. This ocean river flows in northeasterly direction along the American coast, gradually widening its current and diminishing in velocity until it reaches the island and banks of Newfoundland, when it sweeps across the Atlantic, and divides into two portions, one of which turns eastward towards the Azores and coast of Morocco, while the other leaves the shores of the British Islands and Norway and can be perceived on the southern borders of Iceland and Spitzbergen.

As this great stream pours out of the Gulf of Mexico it has a warmth of 84 degrees in summer, being 4 degrees higher than that of the ocean at the equator. In mid-Atlantic, opposite Nova Scotia, it has fallen at all seasons only about 14 degrees, while the British Islands and northwestern coasts of Europe, at a distance of 4,000 miles from the Gulf, are bathed with waters heated under a tropical sun, and have their temperature raised in winter about 30 degrees above the normal temperature of the latitudes. There is no doubt that such an immense body of heated water in the northeastern Atlantic must raise the temperature of the atmosphere, and that to this importation of the effects of tropical sunshine by sea is due to a certain extent, Ireland's perpetual green, the soft, moist climate of England and Scotland, and the fact that the harbors of western and northern coasts of Norway remain open, when the Baltic, much further south, is a sheet of ice.

The editor of the *News* might have added that the Gulf Stream protects Cuba and the Isle of Pines from frost by warming the cold winds which sweep down from the northeast, chilling the Florida groves which are exposed to these cold blasts. By the time they cross the Gulf Stream in between Florida and Cuba the frost is taken out of them.

Mulgoba Mangoes at Mr. Young's

Mr. Albert B. Young, President of the Cling Surface Company, 1048 Niagara St., Buffalo, N. Y., who is an extensive planter of oranges and grapefruit at McKinley, received a consignment of the famous Mulgoba Mango at his home recently, which he generously shared with his appreciative friends.

This fruit is of the East Indian variety, and is constantly referred to by Kipling in his stories of India and in the writings of other authors and travelers in the East. The fruit is far superior in size, quality and appearance to the ordinary Cuban Mango. It grows as large as a man's two fists and is very rich and mellow to the taste. It is practically unknown in the American market, the few that are shipped being eagerly snapped up for the wealthiest trade by the most fashionable fruiterers of Washington, New York and Boston.

It is very interesting to those who ate this fruit to know that the tree on which it was grown at Daytona, Florida, furnished the buds or cuttings which were used in budding the trees planted by Mr. Young on his properties at McKinley, which when they come in bearing, should yield this identical variety of fruit. These trees were supplied to Mr. Young by a nurseryman who makes a specialty of the budded Mulgoba Mango and also the budded Avocado Pear and other expensive and highly-prized fruit to which the magnificent soil and climate of the Isle of Pines are especially adapted.

Manager Tolksdorff's Visit.

General Manager Emil E. Tolksdorff of the Tropical Development Company left McKinley on a six weeks' trip in April, coming up via one of the Gulf ports and returning on the Ward liner "Morro Castle" on June 1st, from New York.

While in the States, Mr. Tolksdorff visited Buffalo, Cleveland, Erie, Akron, and other points, renewing acquaintances of the past winter, and meeting other actual and prospective Bondholders of the Company. Being newly arrived from the Island, Mr. Tolksdorff was able to give much information about the progress of the Company's operations that was of interest to those who met him.

During Mr. Tolksdorff's absence, the affairs of the Company were ably looked after by Mr. Harlow C. Palmer.

Mr. Tolksdorff made many friends while on his trip who would be very glad to meet him next year should he find time to come North.

Temperature Report.

December '06.

By Dr. J. M. Harris.

DATE.	MORNING.	NOON.	NIGHT.
1	68 deg.	77 deg.	74 deg.
2	70 "	78 "	74 "
3	67 "	76 "	61 "
4	58 "	78 "	74 "
5	58 "	67 "	72 "
6	67 "	81 "	75 "
7	66 "	80 "	76 "
8	69 "	77 "	74 "
9	70 "	78 "	74 "
10	70 "	78 "	74 "
11	68 "	77 "	75 "
12	68 "	75 "	73 "
13	67 "	73 "	70 "
14	66 "	75 "	70 "
15	68 "	77 "	72 "
16	70 "	78 "	74 "
17	70 "	79 "	73 "
18	63 "	80 "	73 "
19	65 "	77 "	73 "
20	64 "	80 "	72 "
21	62 "	80 "	76 "
22	64 "	75 "	69 "
23	63 "	73 "	68 "
24	60 "	64 "	60 "
25	56 "	64 "	58 "
26	49 "	68 "	64 "
27	60 "	67 "	62 "
28	64 "	74 "	70 "
29	62 "	74 "	70 "
30	60 "	80 "	74 "
31	60 "	77 "	77 "

Average for December, 70 7-9 deg.

East McKinley and the Original McKinley Colony Lands

A FEW FINE TRACTS STILL OPEN

A glance at the new map of the McKinley Colonies would lead the casual observer to believe that every tract in both Colonies is sold, but a closer inspection will show that there are some very desirably situated tracts still open in East McKinley and McKinley as well.

Land in East McKinley is sold at the same price, $35 per acre, and on the same terms as in West McKinley, THE PURCHASE OF ONE BOND OF THE TROPICAL DEVELOPMENT COMPANY GIVING THE BUYER THE RIGHT TO PURCHASE TEN ACRES OF LAND IN EAST McKINLEY AT $35 PER ACRE.

Among the improvements that are being made in East McKinley is the development of tracts 291 and 292 by former Mayor Knight of Buffalo. who has built a comfortable home thereon as a winter residence and who is having his land ploughed and prepared for planting by Mr. D. M. DeWolf, formerly of Erie, who is admirably equipped for this work, having recently purchased a fine team of mules and a lot of agricultural implements. This land will be set to orange trees at once.

Among other developments taking place in East McKinley are the work being done by General Manager Tolksdorff on his tracts; the house building and clearing done by Mr. C. W. Morgan on tracts 87 to 90, and in the near future similar work will be started by Dr. Furlong (tracts 216 and 217), Messrs. Swan, Mayrs and others, whose work is referred to elsewhere herein.

There are a few very desirably situated tracts open for allotment in the original McKinley Colony, either down near the big Orange Groves, up toward the Town Site, or still further up near the junction of the Nuevas and Del Medio rivers—the future site of Port McKinley.

This land is still allotted FREE to Bondholders on the plan described in the illustrated Prospectus of the Tropical Development Company—one acre being given as a bonus with each Bond to those who buy three Bonds and upwards.

The New Episcopal Church.

"To the Residents, Bondholders and Landowners of McKinley and East McKinley, Isle of Pines, W. I.:

"Since the settlement of the McKinley Colony, there has been considerable discussion over the building of a church, and at last we seem to be on the way toward the realization of our hopes.

"The Rt. Rev. A. W. Knight D. D., Bishop of the Episcopal Missionary District of Cuba, has agree to contribute five hundred dollars ($500.00) to pay for the material and the furnishings of the building, provided the Tropical Development Company will give the lot on the McKinley Town Site, and the residents and other interested persons will contribute the labor or the means for paying for the building of the church. The offer is made with the understanding that the lot and building will be owned and controlled by the Episcopal Church, but that it can be used by any other denomination for religious services, when not in use for Episcopal services. For the present, Bishop Knight has promised services once each month, and as soon as the growth of the Colony will warrant it, a clergyman will be assigned permanently to McKinley. Others will undoubtedly use the building periodically, and already the Methodist Episcopal Church has made application for the use of the building, once each month, for Sunday services.

"At a special meeting of the Directors of the Tropical Development Company, held in Buffalo, April 10, 1907, a resolution was adopted, giving to the Episcopal Church, free of expense, lots 2 and 4 in block 3 of the Town Site, providing the church is built at once.

"At a second meeting of the Colonists of McKinley and East McKinley, a committee, composed of Messrs. Payne, Parsons, Young, Cleland, Woodworth and E. C. Knight (ex-officio), was appointed to provide ways and means for doing the work.

"The residents at McKinley are all much interested in this and feel that we must take advantage of so substantial a start, and each and every one will do their share, but with the work now in hand, it will be a burden for the few of us who are here to carry it all, and feeling assured that the non-resident Bond and Contract-holders will be more than willing to lend a hand, we asked you to subscribe such amounts as the circumstances will permit.

"We, the undersigned, agree to contribute the amounts set opposite our names, in labor or cash, toward the building of an Episcopal Church on the Town Site at McKinley."

The above communication was received by the HERALD from Mr. R. G. Parsons at McKinley, and it is published with the hope that it will interest those who have the welfare of the Colony at heart.

Write for This New Map.

We have just published an ALLOTMENT MAP of the McKinley colonies with the names of each of the plantation tract-holders in the McKinley colony printed in red on their holdings, and will be pleased to send it to any prospective purchaser upon request.

This allotment map is the MOST CONVINCING PROOF of the solid foundations upon which the future of McKINLEY rests—the investments of 800 Americans, many of whom are already actual residents of McKINLEY, living on and improving their properties there.

Our beautiful ninety-page prospectus, illustrated with handsomely colored plates, numerous photographs of actual scenes of colony life, together with valuable maps of the Isle of Pines showing the large area now owned by Americans (about ninety per cent of the entire island) will be sent to any address upon request. Write today.

Not Like a Gold Mine or Rubber Company.

There is a great deal of difference between the plan of the Tropical Development Company and the plans of the gold mining and rubber companies that have been widely advertised during the last year or so.

When you invest in a gold mine or rubber company that is located several thousand miles away in the West or in Mexico, you do not have the opportunity of seeing the work that the company does on its property because you probably never visit the mine or plantation and never expect to.

When you purchase the Profit-Sharing Gold Bonds of the Tropical Development Company, however, and the land that we sell in connection with the bonds, your investment is not only represented by the bonds and valuable town lots, but you also get a deed for ten acres of land at $35 an acre which gives you double security for every dollar you invest.

Furthermore, we invite you to come down and settle at McKinley and help us build it up and fully ninety-five per cent of our investors expect to be settled at McKinley working their land in the next two or three years. As a rule, our investors are not buying for speculation buth for a *home.*

But even if you are not going down immediately you have the satisfaction of knowing that there are other people settled at McKinley who are as much interested in the success of the undertaking as you are. Many of them are paying in installments for their bonds, the company's income at McKinley being several hundred dollars a month from settlers.

Now, those McKinley Bondholders are right on the ground and the money that you and all other Bondholders are investing is being expended right where every settler and visitor can see how the work is being done.

Do you know of any mining or rubber company in the world that can offer such an inducement to its investors as this? When you buy a share in a rubber plantation or stock in a gold mine, does the company that you invest with invite you to move out to the plantation or to the mine and promise to teach you the business they are engaged in and pay you while you are learning it and at the same time give you a chance to see how they are doing the work? This is exactly what we do.

Any person who can understand plain English can see at a glance the great difference between the plan of a rubber company or mining company, which are *investment enterprises* pure and simple, and the plan of the Tropical Development Company which is a *combination* of the *best features* of an *investment company,* a *colonization enterprise* and a *real estate undertaking.*

A few hundred dollars invested *today* in one bond and ten acres of land will open the way to happiness, prosperity and a life-income for you. There is nothing safer in the world than good real estate and nothing more certain to pay big profits than an orange or grape-fruit grove in a frostless climate where irrigation is unnecessary.

ALONG THE INDIAN RIVER.

Great District for Oranges and other Citrus Fruits.

COCOA, FLA., July 21.—Cocoa should have been named Orange or Orangeland or something with the name of orange in it, as there are no cocoa trees here but it's a wilderness of orange groves. For seven miles up and down the Indian River from this point, north and south over a beautiful shell road, one passes from one grove to another so close together that in fact there are miles of one continuous grove, then a short strip of wild land and again miles of the dark green foliage and its golden fruit.

Going south from here the first place one comes to is Mrs. S. O. Wade's Oleander Point grove. Mrs. Wade came here in January, 1878, when, as she says, there were more wild cats here than domestic animals. She had the land cleared and planted the seed herself from which this magnificent grove of 30 acres has grown. This grove, unlike most others, is planted among huge live oak and palmetto trees and the land is so rich that very little fertilizer is used yet. The fruit is of the finest quality.

Next to this, south, is Mrs. C. W. Harrison's fine home and 10-acre grove.

Between this place and Rockledge there are many fine homes and large groves. Among the very best is John H. Derby's fine winter home and 23-acre orange and grapefruit grove.

George Gingras, an old *Packer* reader, has a fine little orange grove here.

D. V. Douglas has a perfect system of irrigation, which makes his grove as fresh at this dry season as in June.

Going north from Cocoa one finds some pretty homes and fine groves, of which J. Capehart has one of the best. Mr. Capehart only spends his winters here, but his grove shows the care and attention it gets as a result of this interest. Besides this fine home grove here Mr. Capehart has a young grove of 5,000 trees over on the island.

R. L. Dixon is another large shipper of oranges and grape-fruit from a 30-acre grove two miles north of this place.

Going up this road to City Point, one of the largest and most interesting old groves is that of R. I. Dunnam, 18 acres of grove and a fine vegetable farm. Mr. Dunnam is shipping some fine fruit daily.

At Merritts, across the river from Cocoa, are some fine groves and much fruit is being shipped from there daily. E. W. Bundick, representing A. F. Young & Co., is here among the growers and from all accounts is doing a fine business and satisfying the shippers with good returns. A car shipped to that house from here recently brought returns of $3.50 to $4.

Among the growers here are L. H. Gurney, who has a fine grove and a guava jelly plant.

At Indianola John Macdonald has oranges and grape-fruit.

J. R. Field has a fine grove at this place of 7 acres in bearing, with a large young grove back of this, also a fine banana grove.—*New York Packer.*

Wouldn't you like to be able to sit on your second-story front porch with your feet on the railing and smoke a cigar rolled from your own tobacco while you look out over several hundred acres of orange trees? That's what our McKinley investors will be doing now, in a year or two!

The Isle of Pines is only 30 miles long and about 25 to 30 miles wide, just about twice the size of the average county in New York or Ohio. Nine-tenths of it is now owned by Americans. Isn't this pretty good evidence that it has a great future?

Peaches and pecans would make a good combination for combination planting or "double cultivation," as peach trees can be set out between the rows of pecan trees. They begin bearing in two years, and when they die out the pecan trees begin to yield paying crops.

WEST McKINLEY LAND AT $35 PER ACRE

Adjoining the famous McKinley Colonies, sold to and being settled by 800 Americans. High, dry, fertile soil, perfect titles, easy payments, ten per cent off for cash. Enormous increase in values certain to enrich early investors.

POSITIVELY ONLY 1,000 ACRES AT THIS PRICE

PICK OUT YOUR LOCATION ON THE MAP TODAY. YOU CAN CHANGE LATER IF YOU WISH TO. ONLY ONE HUNDRED TEN-ACRE TRACTS AT THIS OPENING PRICE

With this number of the McKINLEY HERALD there is being distributed the latest and greatest map of the FAMOUS McKINLEY COLONIES—the banner American settlements in the fair and fertile Isle of Pines.

A glance at this map will show that it delineates the new 10,000-acre subdivision of

WEST McKINLEY

now open for allotment—the largest of the "THREE McKINLEY COLONIES."

This immense map, on which are laid out 10,000 acres of land, divided into ten-acre tracts, is a battle-plan, so to speak, of one of the historic conquests of the twentieth century—the Anglo-Saxon colonization of the Isle of Pines.

The West and the Northwest, from Cape Nome to the Gulf of California, have capitulated before the onward march of the white man—inevitable, irresistible as Fate—and now the tide is turning toward that hitherto unknown region so close to our shores—the islands that dot the Spanish Main of old,—rich in romance, rich in adventure, rich in natural resources, but, alas, poor in the fruits of useful human endeavor!

The Meaning of the Map.

To most of those who read these lines, the history of the McKinley Colonies is familiar.

First, McKINLEY, with its young orange groves and homes of the PIONEERS.

Then EAST McKINLEY, with its hundreds of acres sold and its reinforcements of new settlers, and now comes

WEST McKINLEY, looming large on the map beside the older Colonies, with its proposed

San Rosario Springs Hotel,

McKinley Colonies Fruit Company,

and its thousands of acres of superb fruit and vegetable land, to be sold this fall and winter to hundreds of new homeseekers from the Atlantic to the Pacific!

And then, too, are those thick, red lines on the map, enclosing what are practically alternate square miles, held in reserve for the present by the Isle of Pines Company, to be sold later at GREATLY ADVANCED PRICES, thereby increasing the value of the land we sell to you today!

These reserve lands are no better than the surrounding lands, as is clearly shown by the way they have been selected. They are simply reserved for the reasons stated above.

A Prophecy

We sold the first thousand Bonds of the Tropical Development Company in FORTY-FIVE DAYS.

We sold the first thousand acres of East McKinley land in 90 days.

We predict the sale of the first thousand acres of West McKinley land in less time.

SAN ROSARIO SPRINGS HOTEL COMPANY

On the new map of the McKinley colonies is shown a tract of 170 acres, which include the famous San Rosario Springs, recently sold to a syndicate who propose erecting at the Springs a big hotel for the accommodation of winter visitors. The buyers include Mr. Harris, Judge Bullock, and Mr. Pearcy of Washington, D. C.

It is the intention of these gentlemen to begin active work on improving their property this fall.

San Rosario Springs are very beautifully situated, the land throughout that entire section of the property being high and slightly rolling, but not hilly and presenting the park-like appearance open and free from underbrush so characteristic of these beautiful pine-lands.

The waters of San Rosario Springs are odorless and tasteless, although they are designated as mineral waters. The great springs themselves are situated amid a beautiful clump of royal palms, and cover a space perhaps ten yards square. The water boils up in the natural basin at a lively rate, and is as clear as crystal, the outflow running into the Callejon River, which is but a few rods distant to the westward of the springs.

There is no more beautiful spot in the whole Isle of Pines for a hotel site, and the erection of a first-class hotel at the Springs will undoubtedly attract a large and wealthy class of visitors, as the opportunities for riding, driving, yachting, fishing, etc., are fully as good or better in the Isle of Pines than in Florida.

Description of West McKinley.

This great tract of 10,000 acres, lying west of the Nuevas River, which separates it from the original McKinley Colony, is one of the finest bodies of land in the Isle of Pines.

In general appearance, it is a vast natural park, wooded with an open growth of pine and palm, precisely similar to the original colony lands before our work of development was undertaken there.

Its soil also is identical with that of McKinley—a loose, sandy loam, which experience has proven to be admirably adapted to orange growing or general farming.

Surveyed in ten-acre tracts, fronting on forty-foot roadways, and incorporated as a part of the original McKinley Colony, its allotment is certain to be rapid, and its speedy development is assured, for the same energy and effort that have contributed to the upbuilding of McKinley and East McKinley will be employed here.

Already, several hundred acres have been sold and a number of new settlers will locate on their tracts this winter.

Present Price Only $35 Per Acre On Easy Payments.

THE PRICE OF THE FIRST 1,000 ACRES IS $35 PER ACRE.

YOU CANNOT DUPLICATE THIS OFFER ANYWHERE IN THE WHOLE REPUBLIC OF CUBA TODAY.

REMEMBER THE LOCATION OF THIS LAND. IT IS RIGHT BESIDE THE ORIGINAL McKINLEY COLONY, WITH ITS GENERAL STORE, SAWMILL, HOTEL, BLACKSMITH SHOP, ORANGE GROVES, AND SCORES OF AMERICAN SETTLERS READY TO BID YOU WELCOME.

The Nuevas River is fordable at all crossings, but at these points bridges will be built this fall, and every tract in West McKinley will be accessible by a 40-foot road.

This land is similar to the land in the original McKinley Colony, and is sold under our absolute guarantee that every acre is high, dry, and tillable, with the right of exchange for any other unsold acreage of equal price and size within one year from the time deeds are issued.

The cost of making, recording and delivering deeds amounts to $15 and will be collected from the purchaser at the time the deeds are to be made out.

We refer to 800 satisfied investors to prove our honesty and fair dealing.

How Land Can be Purchased.

As stated above, the present price of WEST McKINLEY land is only $35 PER ACRE.

This offer is made only to ACTUAL BONDHOLDERS of the Tropical Development Company, and if you are not already a BONDHOLDER, it will be necessary for you to purchase AT LEAST ONE PROFIT-SHARING GOLD BOND for each 10 ACRES OF WEST McKINLEY land you wish to buy. If you buy TWO BONDS, you have the right to purchase 20 ACRES; THREE BONDS, 30 ACRES; FOUR BONDS, 40 ACRES, and so on. No less than 5 ACRES and ONE BOND will be sold.

The par or face value of our PROFIT-SHARING GOLD BONDS is $100 each, and they carry with them a bonus of TWO HOUSE LOTS, 50x150 FEET EACH, or ONE BUSINESS LOT, 50x150 FEET, ABSOLUTELY FREE, in McKINLEY.

The present cash subscription price is $76.50 PER BOND, which includes the FREE TOWN LOTS.

THEREFORE, ONE BOND AND 10 ACRES OF LAND IN WEST McKINLEY WILL COST $426.50, if payments are made on the liberal installment plan we have devised, or a discount of 10 PER CENT. on the price of the land is allowed where full cash is paid at time of purchase.

PAYMENTS may be made as follows: $106.63 DOWN and equal sums every four months thereafter, or 10 PER CENT. OFF THE PRICE OF THE LAND IF YOU PAY CASH AT TIME OF PURCHASE.

All tracts bordering on either the Nuevas or Callejon rivers, $40 per acre.

Only 1,000 Acres at This Price.

REMEMBER, we shall positively sell ONLY 1,000 ACRES at the present price—not an acre more. We expect to close out this first thousand acres in A FEW DAYS—so you must act PROMPTLY or pay more if you delay. You will never have such a chance again. FORTUNES AWAIT EARLY INVESTORS.

To Day is the Day-

to accept this offer. Send in your subscription for as many BONDS and ACRES as you can buy, BEFORE THE PRICE ADVANCES.

APPLICATIONS will be filled in the order received—FIRST COME, FIRST SERVED, and EARLY BUYERS will get the CHOICEST LOCATIONS. ALL money received after the price advances will be returned to the senders.

We reserve the right to refuse any undesirable purchasers, or to ADVANCE THE PRICE OF THE LAND WITHOUT FURTHER NOTICE.

Make all checks payable and address all correspondence to:

RISLEY BROTHERS,

Agents for the

Isle of Pines Company.

Owners of the West McKinley Colony Lands, and the largest Land-owners in the Isle of Pines,

and for the

Tropical Development Company,

Founders of McKinley and East McKinley, and of the Manigua Orange Groves (500 Acres).

OFFICES.

BUFFALO, N. Y.: 304 Brisbane Bldg., 403 Main Street.

CLEVELAND, O.: 306 Park Bldg., 30 Public Square.

PITTSBURG, PA.: 1107 Union Bank Bldg., Fourth Avenue and Wood Street.

PHILADELPHIA, PA.: 911 Weightman Bldg., 1524 Chestnut Street.

All offices open from 8 to 10 P. M. Saturday and Monday nights.